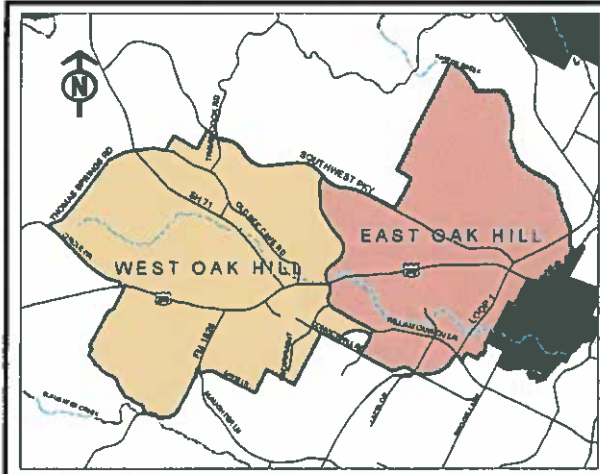


(Adoption Date)



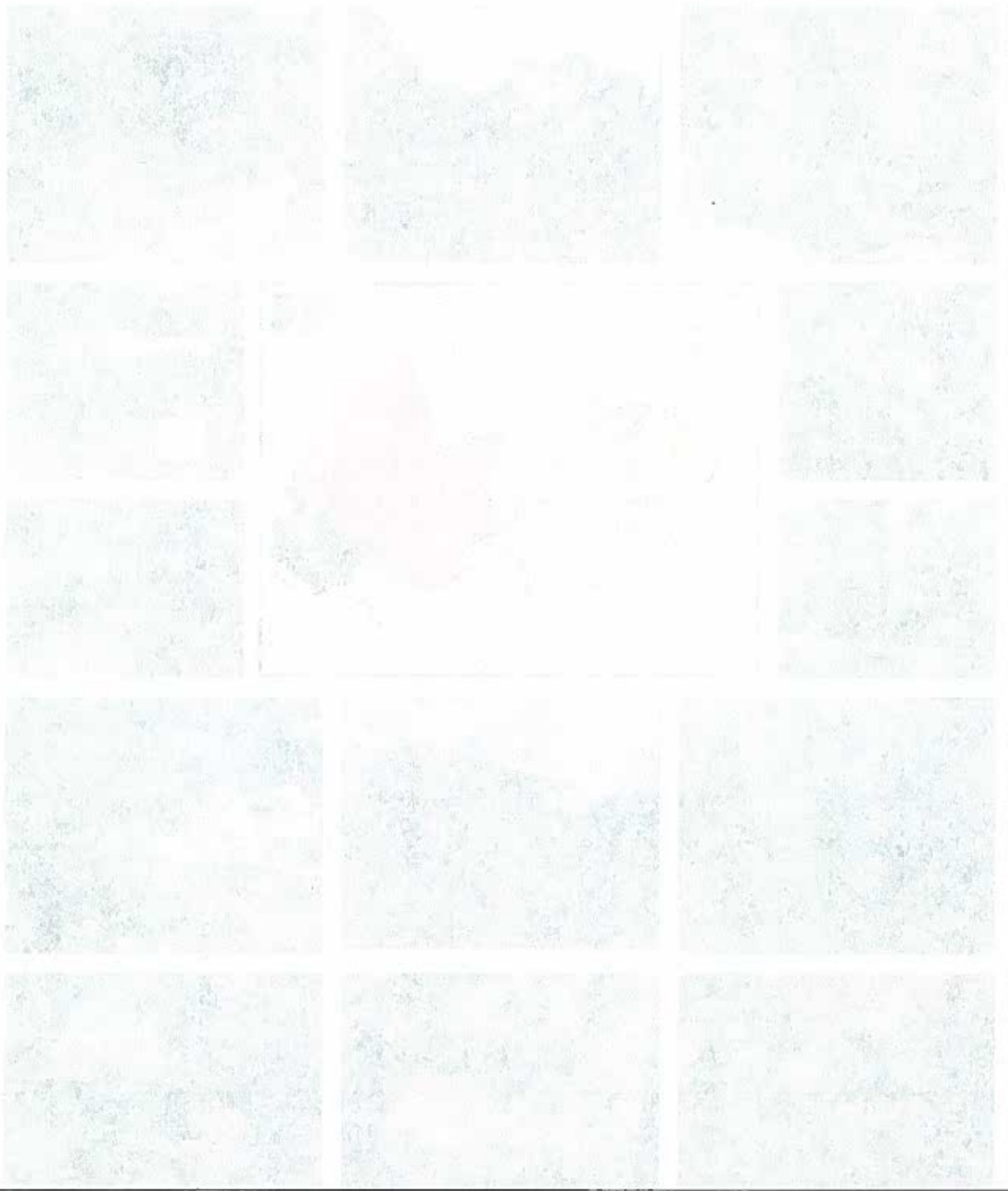
THE OAK HILL COMBINED NEIGHBORHOOD PLAN

West and East Oak Hill



THE OAK HILL COMBINED NEIGHBORHOOD PLAN

This page intentionally left blank





CITY COUNCIL MEMBERS (Current)

Mayor Will Wynn

Mayor Pro Tem Brewster McCracken

Lee Leffingwell

Mike Martinez

Randi Shade

Laura Morrison

Sheryl Cole

CITY COUNCIL MEMBERS (Former members since 2005)

Raul Alvarez

Jackie Goodman

Daryl Slusher

Danny Thomas

Jennifer Kim

Betty Dunkerley

PLANNING COMMISSION MEMBERS (Current)

Dave Sullivan, Chair

Mandy Dealey, Parliamentarian

Saundra Kirk, Secretary

Tracy Atkins

Perla Cavazos

Chris Ewen

Clint Small

Paula Hui

Jay Reddy

PLANNING COMMISSION MEMBERS (Former members since 2005)

John-Michael V. Cortez

Matt Hollon

Keith L. Jackson

Cynthia Medlin

Matthew Moore

Chris Riley

Gary Stegeman

Cid Galindo

CITY MANAGER

Mark A. Ott

Toby Hammett Futrell

ASSISTANT CITY MANAGER

Sue Edwards

Laura Huffman

NEIGHBORHOOD PLANNING AND ZONING STAFF

Greg Guernsey, Director

Garner Stoll, Assistant Director, Comprehensive Planning Division

George Adams, Assistant Director, Urban Design Division

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan.

However, approval of the plan does not legally obligate the City to implement any particular action item, nor does the adoption of the plan begin the implementation of any item.

The implementation of recommendations will require separate and specific actions by the neighborhood, the City and by agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commission, and Staff
- City Departmental Budget
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Actions

ACKNOWLEDGMENTS

The following volunteers served as members of the Oak Hill steering committee and planning contact team, who dedicated countless hours to the development of this plan. Without their deep tireless commitment to the vitality of their neighborhood, this plan would not have been possible:

Cliff Anderson	Paula Jones	Jeff Thayer
Richard Armitage, Secretary	Teresa Kerr	Judy Van Cleve
Angela Armitage	Randy Kolb	Roger Wade
Sandy Baldridge	Joe Kwon	Steffen Waltz
Mickey Bentley	June Kwon	Jackie Waters
Frank Bomar	Elayne Lansford	Alan Watts
Patricia Bordie	Joseph Lewright	Chuck Winkley
Carol Cespedes	Paulinda Mackie	
Eric DeVoe	Richard McCain	
Charles Draper	Neerav Mehta	
Joyce Edwinson	Nancy Millard	
Stacie Engeling, Vice Chair	Edward Norman	
Brad Engleking	Rick Perkins	
Julie Engleking	Dolly Prince	
Lynne Fahlquist	Lisa Randolph	
Ruth Fried	Brian Reis	
Alison Gardner	Fronye Rendon	
Horacio Gasquet	David Richardson, Chair	
Chip Graves	Dwain Rogers	
Beki Halpin	Clark Ross	
David Hasan	Bill Schultz	
Jeff Hines	Carl Schupp	
Jeff Howard	David Schwartz	
Juanita Jackson	Shawn Searles	
Galen Jackson	Bob Shrader	
Sue Jackson	Tom Thayer	

ACKNOWLEDGMENTS (CON'T)

The Oak Hill Trails Association (OHTA) is an association of residents from the Oak Hill area that formed out of the Oak Hill Combined Neighborhood planning process in March 2007 to nurture and provide neighborhood preferences for pedestrian hike and bike trails in the Oak Hill area.

Cliff Anderson	Beki Halpin	David Matustik
Carol Cespedes	David Hasan	Rick Perkins
Richard DePalma	Trudy Hasan	Deborah Peron
Shirley Dunst	Jonathan Jones	Darren Poore
Joyce Edwinson	Leif Kerr	David Richardson
Lynne Fahlquist	Dolan Kirkpatrick	Dwain Rogers
Patty Geisinger	Betty Mading	Judi Ronkartz
Diane Greene	George Mading	Angie Rubottom
Alex Schaefer	Tom Thayer	Jackie Westbrook

Lead Neighborhood Planning Staff were:

Maureen Meredith, Principal Planner
Gregory Montes, Senior Planner
Minal Bhakta, Planner II
Mira Hahn, Planner II
Katie Halloran, Planner III
Andrew Holubeck, Senior Planner
Rebecca Lange, NPZD volunteer
Scott Whiteman, Principal Planner
Kathleen Welder, Senior Planner

ACKNOWLEDGMENTS (CON'T)

Other City Staff who lent assistance and support of this plan include:

Neighborhood Planning and Zoning Department

Greg Guernsey, Director

Garner Stoll, Assistant Director, Comprehensive Planning Division

George Adams, Assistant Director, Urban Design Division

Carol Haywood, Manager, Neighborhood Planning Division

Jerry Rusthoven, Manager, Zoning Division

Jim Robertson, Manager, Urban Design Division

Ryan Robinson, City Demographer

Mark Walters, Principal Planner

Paul DiGiuseppe, Principal Planner

Teri McManus, Principal Planner

Virginia Collier, Principal Planner

Paul Frank, Principal Planner

Sonya Lopez, Principal Planner

Melissa Laursen, Senior Planner

Laura Patlove, Senior Planner

Molly Scarbrough, Senior Planner

Jackie Chuter, Senior Planner

Robert Heil, Senior Planner

Wendy Rhoades, Senior Planner

Ross Clark, Senior Planner

Caleb Gutshall, Planner III

Margaret Valenti, Planner III

Surbhi Bakshi, Planner II

Greg Claxton, Planner II

Watershed Protection and Development Review

Nancy McClintock

Amber Mitchell

Catherine Esparza

Patrick Murphy

Ingrid McDonald

Bond Harper

Matt Hollon

Diane Chapa

Sharon Cooper

Erin Wood

Robbie Botto

Jean Drew

Jose M. Guerrero, P.E.

Parks and Recreation Department

Ricardo Soliz

Randy Scott

Jenna Neal

Butch Smith

Cora Wright

ACKNOWLEDGMENTS (CON'T)

Capital Area Metropolitan Planning Organization (CAMPO)

Stevie Greathouse

Public Works Department

Richard Kroger Julie Strong Annick Beaudet

Michael Curtis Colly Kreidler Eric Dusza

Gordon Derr Alan Hughes

Neighborhood Housing and Community Development

Stuart Hersh Steve Barney

City of Austin Law Department

Deborah Thomas Kathryn Mullen Thomas Nuckols

Austin Energy

Judy Fowler

Robert K. Long, Jr.

Budget Office — Greg Canally

Emergency Services — Heather Cooke

Fire Department — Dawn Clopton

Health Department — Martin Harris

Keep Austin Beautiful — Brian Block

Austin Public Libraries

John Gillum

Crystal Pirone

Police Department

Rosie Salinas

Brian Roe

City of Austin Geographic Information Systems

Leeanne Pacatte

John Cook

Solid Waste Services — Melissa Martinez

ACKNOWLEDGMENTS (CON'T)

Austin Water Utility

Randy Alexis

Tom Ellison

Teresa Lutes

Bart Jennings

Outside agencies staff who also lent assistance and support of this plan include:

Texas Department of Transportation

Ed Collins

Donald Nyland

Darcie Schipull

Capital Metro

Steve Roudebush

Roberto Gonzales

Annette Polk

ames Gamez

Travis County

Joseph Gieselman

Charlie Watts

Wendy Scaperotta

Austin Independent School District

Joe Silva

Beth Wilson

Linda Courtney

ACKNOWLEDGMENTS (CON'T)

We would like to thank the following organizations and their staff for the use of their facilities throughout the Oak Hill Combined Neighborhood planning process.

- Austin Community College Pinnacle Campus
- First Evangelical Free Church
- Hampton Branch Public Library
- Oak Hill United Methodist Church
- Shepherd of the Hills Presbyterian Church
- Southwest Hills Community Church
- Travis County West Rural Community Center
- Western Hills Church of Christ

TABLE OF CONTENTS

VISION AND GOALS

Pages xi-xxx

1 PLAN OVERVIEW

Pages 1– 6

2 THE NEIGHBORHOOD IN CONTEXT

Pages 7-26

3 PLANNING PROCESS

Pages 27-34

4 DEVELOPMENT IN THE BARTON SPRINGS ZONE

Pages 35-50

5 PUBLIC UTILITIES AND DEVELOPMENT PATTERNS

Pages 51-64

6 LAND USE AND DEVELOPMENT

Pages 65-96

7 TRANSPORTATION AND INFRASTRUCTURE

Pages 97-116

8 HOUSING

Pages 117-128

9 NEIGHBORHOOD DESIGN

Pages 129-142

10 PARKS, TRAILS, AND OPEN SPACE

Pages 143-166

11 COMMUNITY LIFE

Pages 167-180

12 PLAN IMPLEMENTATION

Pages 181

APPENDIX

Pages 183—213



OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining the existence and integrity of its environmental resources, and that of the community and its neighborhoods.

GOALS, OBJECTIVES, AND RECOMMENDATIONS

CHAPTER 4: DEVELOPMENT IN THE BARTON SPRINGS ZONE

4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

4.A.1

Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.

4.A.1a—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well.

4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

4.A.1c—Utilize bonds and other City funds to actively acquire environmentally sensitive land in Oak Hill for preservation as wildlife areas, trails, or parkland.

4.A.1d—Integrate Stormwater Treatment Program water quality controls for all new development and redevelopment projects in Oak Hill. Ensure regional water quality



OAK HILL VISION AND GOALS

controls (wet ponds) are carefully maintained. For more information on this City program, see http://www.ci.austin.tx.us/watershed/stormwater_treatment.htm.

4.A.1e—Prevent polluted runoff from commercial property and residential areas in Oak Hill by increasing public education; increase funding for City of Austin WPDR educational programs. Find information about these programs at <http://www.cityofaustin.org/watershed/education.htm>.

4.A.1f—Regional transportation authorities should create a regional hazardous materials roadway plan to minimize risk of spills and extensive contamination of groundwater.

4.A.1g—The City should encourage more frequent inspections of facilities monitored by City of Austin Stormwater Discharge Permit Program staff over the recharge and contributing zones. For more information about this program, see http://www.cityofaustin.org/watershed/stormwater_permit.htm.

4.A.1h—City staff should conduct and publish research on the environmental impact of creating a densely developed transit center in Oak Hill. Some stakeholders are concerned that too much development in Oak Hill will draw additional visitors to the environmentally sensitive area, which will result in additional car trips and resulting automobile related pollution.

4.A.1i—City staff should conduct and publish research on the environmental impact of City of Austin regulations on regional development patterns. Some stakeholders are concerned that development will “leap” beyond Austin into environmentally sensitive areas with little regulation outside of the Austin City limits ultimately having a negative impact on water quality.

4.B. Provide opportunities for high-quality new development and redevelopment.

4.B.1

Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

4.B.1a—During the development process, city staff should consider offering incentives for developers to comply with current land use regulations for “grandfathered” projects.

4.B.1b—City staff should retrofit existing dysfunctional water quality controls as redevelopment occurs in Oak Hill.



OAK HILL VISION AND GOALS

4.B.1c—City staff should consider conducting and publishing research on the merits of conservation development laws.

4.B.1d—Support trail connectivity in Oak Hill to achieve wildlife preservation goals and water quality goals. Trails can preserve open space and reduce car trips by providing alternate methods for travel within Oak Hill.

CHAPTER 5: PUBLIC UTILITIES AND DEVELOPMENT PATTERNS

No goals.

CHAPTER 6: LAND USE AND DEVELOPMENT

6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston's store).

6A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.



6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.

6.D.1

The Town Center should be a multi-functional public gathering space.

6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center/ retirement center.

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1

Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.

6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in



the area.

6.E.If –Encourage the exploration of appropriate State and City governmental small business grants and/or loans.

CHAPTER 7: TRANSPORTATION AND INFRASTRUCTURE

(Note: See Chapter 7 for details related to the recommendations listed here)

7.A. Coordinate with appropriate entities to provide safe access across major thoroughfares and alleviate cut-through traffic on already overburdened neighborhood streets.

7.A.1

Find ways to slow and control traffic on roadways to provide overall safety for automobile drivers, pedestrians, and cyclists.

7.A.1a—Stakeholders expressed the need for a center turn lane on State Highway 71 from Scenic Brook to Silvermine for vehicular traffic to access the neighborhoods south of State Highway 71.

7.A.1b—Provide safe, continuous sidewalks and bicycle lanes separated from vehicular traffic along U.S. Highway 290 to the “Y”.

7.A.1c—Provide safe crosswalks (as overpasses or underpasses where possible) where U.S. Highway 290 intersects with Patton Ranch, William Cannon, Westcreek and Industrial Oaks.

7.A.1d—Improve the commuter bike routes along Loop 1.

7.A.1e—Provide separated bike lanes along Southwest Parkway.

7.A.1f—Some community members want to see Thomas Springs Road widened to safely accommodate higher vehicular traffic. However, some stakeholders do not support widening this road in order to protect the quality of life of residents in communities surrounding Thomas Springs Road. Also, some community members want pedestrian traffic to be adequately addressed along the roadway before widening Thomas Springs Road.

7.B. Provide inter-connectivity among parks, public services, and destinations in and beyond Oak Hill.



7.B.1

Encourage pedestrian mobility by additional (separated) sidewalks and bicycle paths along major roadways.

7.B.1a—Community members want to see FM 1826 from U.S. Highway 290 to Slaughter widened from a two lane to a four lane divided with sidewalks and bicycle lanes. They feel that this improvement would accommodate the increasing pedestrian and vehicular traffic caused by the school, hospital and many residential communities located along FM 1826.

7.B.1b—Encourage pedestrian/cyclist access to businesses along the Oak Hill hike and bike trail network.

7.C Ensure and create safe pedestrian and bike corridors across major highways and throughout the neighborhood that connect to commercial centers and public parks and resources.

7.C.1

Create additional sidewalks to ensure safe pedestrian passage to areas around Oak Hill.

7.C.1a—Oak Meadow from Silverdale to Scenic Brook.

7.C.1b—South Brook from Oak Meadow to Scenic Brook (partial sidewalk).

7.C.1c—South west side of Circle Drive from Thomas Springs Road to Mowinkle.

7.C.1d—Both sides of Silvermine to State Highway 71.

7.C.1e—Scenic Brook from South Brook to U.S. Highway 290.

7.C.1f—State Highway 71 from County Office to Capital Metro bus connections at the "Y."

7.C.1g—Old Bee Caves Road from Fletcher Lane to U.S. Highway 290.

7.C.1h—Southwest Parkway from Loop 1/MoPac to William Cannon Drive.

7.C.1i—Fletcher Lane from Old Bee Caves Road to State Highway 71.

7.C.2

Create bike lanes or corridors to provide safe, alternative transportation



OAK HILL VISION AND GOALS

options in Oak Hill.

7.C.2a—Brush Country Road from Summerset Trail to Convict Hill.

7.C.2b—Patton Ranch and Vega.

7.C.2c—William Cannon from Southwest Parkway to U.S. Highway 290.

7.C.2d—Old Bee Caves Road from the “Y” to Thomas Springs Road.

7.C.2e—Thomas Springs Rd from Circle Drive to State Highway 71.

7.C.2f—Along State Highway 71 from the “Y” to Thomas Springs Road.

7.C.2g—Create bike and pedestrian access from Southwest Parkway to Industrial Oaks Blvd.

7.C.2h—Barton Creek Greenbelt at Loop 1 to the “Y”.

7.D. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

7.D.1

Improve existing vehicular traffic and safety by conducting traffic calming studies to provide overall safety for automobile drivers, pedestrians and bicyclists.

7.D.1a—Perform a traffic calming study for McCarty Lane.

7.D.1b—Perform a traffic calming study on Silvermine.

7.D.1c—Perform a traffic calming study for the Travis Country West neighborhood.

7.D.1d—Perform a traffic calming study on Sunset Ridge.

7.D.1e—Perform a traffic calming study on Travis Cook Road.

7.E. Provide safe, convenient, comfortable and timely public transportation.

7.E.1

Improve the existing bus system by providing additional routes and services within the Oak Hill planning area.



OAK HILL VISION AND GOALS

7.E.1a—Increase bus service south of U.S. Highway 290 between MoPac and FM 1826 (additional route and/or shorter intervals between bus pick-ups).

7.E.1b—Provide weekend routes to shopping centers and entertainment at Brodie Oaks, Barton Creek Mall, downtown, Wal-Mart, Target, and possible Town Center.

7.E.1c—Provide a bus route along Southwest Pkwy and include a bus stop at Mission Oaks (entrance to Travis Country neighborhood).

7.E.1d—Extend service to the Travis Country area to connect residents west of FM 1826 to the "Y," Austin downtown, and other services.

7.E.1e—Provide better and more frequent bus service along U.S. Highway 290 for residents living north and south of U.S. Highway 290 to access the future Town Center at the "Y."

7.E.1f—Extend flyer hours and increase frequency including mid-day service to give an incentive for higher use of public transit.

7.E.1g— Place a bus stop near the intersection of Monterey Oaks and U.S. Hwy 290 West frontage Road (east and west bound).

7.E.2

Explore possible circulator routes within the planning area for greater connectivity among neighborhoods, destinations and major employment centers.

7.E.2a—Plan a public circulator around residential areas to get to the town center at the "Y"; these could be smaller, "Dillo-scale" buses.

7.E.2b—Identify Assisted Living and Retirement communities and ensure they are served with adequate public transit options.

7.E.2c—Identify locations of libraries and the YMCA and ensure circulators service these community resources.

7.E.2d—Identify locations of major employment centers including AMD and Freescale and ensure circulators service these destinations.

7.E.3

Provide additional bus stops and, if possible, sheltered bus stops at appropriate places to increase ridership in the Oak Hill area.

7.E.3a—Provide a bus stop at Slaughter Lane and FM 1826.



OAK HILL VISION AND GOALS

7.E.3b—Extend bus route and offer sheltered bus stop at the corner of Breezy Pass and Convict Hill.

7.E.3c—Create a bus stop for the county courthouse on State Highway 71.

7.E.3d—Provide sheltered bus stops around the Town Center.

7.E.3e—Provide bus stops that service apartment and condo complexes on Old Bee Caves Road.

CHAPTER 8: HOUSING

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

8.B. Preserve neighborhood identity, character, affordability, and diversity.



8.B.1

Analyze transportation demands in the Oak Hill area.

8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.

CHAPTER 9: NEIGHBORHOOD DESIGN

9.A. Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation.

9.A.1

Incorporate pedestrian-friendly site design standards in all new commercial development and redevelopment projects to create safe pedestrian environment in the planning area.

9.A.1a—Provide open space and/or pedestrian amenities such as benches, bike racks, fountains, etc. for development sites greater than one acre.

9.A.1b—Provide street plantings at the time of new construction or major redevelopment.

9.A.1c—Provide pedestrian and bike connections from adjacent parkland and/or residential areas.

9.A.1d—Provide shaded sidewalks along all publicly visible building façades.

9.A.1e—Parking should be placed behind or to the side of the building with vegetative screens to buffer sidewalks and trees.

9.A.1f—Promote the use of solar power shading devices in parking lots.

9.A.1g—Increase sidewalk width requirements from 12 to 15 feet.

9.A.1h—Comply with applicable water quality regulations for impervious cover by exploring pervious materials for sidewalks and parking areas.



OAK HILL VISION AND GOALS

9.A.1i—Limit the amount of curb cuts by sharing driveways and parking areas with adjacent property owners.

9.A.1j—Building façades should be brought close to the sidewalks while still abiding by the minimum sidewalk width specifications for new sidewalks.

9.A.2

Encourage incorporation of pedestrian friendly building design elements in all non-residential development and redevelopment projects within the planning area.

9.A.2a—Use limestone, brick, or other regional building materials compatible with the Oak Hill “Hill Country” look.

9.A.2b—Integrate solar power and solar hot water heating into building design.

9.A.2c—Integrate green building practices such as solar power panels, solar hot water heating, wind power, rainwater collection systems, green roofs and water quality controls as necessary. If possible, projects should strive to achieve one star or higher rating under the City of Austin Green Building Program or other environmental programs.

9.A.2d—Provide façade articulation of wall recesses and projections and/or different colors and textures.

9.A.2e—Make primary entrances visible by using architectural details, planters, enhanced light fixtures, and the like.

9.A.2f—At least 75% of the building’s front façade (facing the principal street) should consist of storefronts with at least two separate entrances.

9.A.2g—Provide for liner stores in building façade. A liner store is a commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.

9.A.2h—Provide glazing to add interest for pedestrians and provide a human-scale element on the building façade. (Glazing is the panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.)

9.A.2i—Provide roof design such as parapets and sloping angles.

9.A.2j—Consider design and application of sustainable roof such as vegetated roofs and/or rainwater collection systems.

9.B. Enhance the Hill Country look of Oak Hill by preserving trees



and addressing aesthetic improvements in the planning area.

9.B.1

Explore methods to develop and redevelop State Highway 71, U.S. Highway 290 and other roadways to control signage, limit heights, plant trees, and preserve natural beauty of the environment

9.B.1a—Use low-luminance light sources, light shields, and other methods on street lights to protect the night sky from light pollution.

9.B.1b—Design commercial signs and billboards in a tasteful manner that would limit light pollution after business hours.

9.B.1c—Preserve trees (such as oaks, elms, and pecan trees) that are more than 100 years old by using two feet of mulch over the roots during construction.

9.B.1d—Partner with tree preservation experts on tree preservation practices in Oak Hill during new development. Promote trenching and other appropriate methods around existing oaks to prevent the spread of Oak Wilt.

9.B.1e—Utilize design elements and native materials in a consistent manner throughout new developments.

9.B.1f—Provide design elements that are compatible with Oak Hill's Hill Country town look.

9.B.1g—Provide landscaping in medians to create scenery at interchanges.

9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

9.C.1

Ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum by new commercial development and redevelopment in Oak Hill.

9.C.1a—Incorporate water control measures within the design of the site.

9.C.1b—Provide, protect, and preserve open spaces and environmental features by encouraging cluster developments.



9.C.2

All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.

9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system, and smart irrigation where appropriate.

9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space.

9.C.2c—Builders should use the Green Building Standards in their projects whenever possible: Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

9.C.2d—Builders should explore the option of including a trail through their project site or dedicating an easement near water quality features.

9.D. Preserve neighborhood identity, character, affordability, and diversity.

9.D.1

New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.

9.D.1c—Provide abundant porch space.

9.D.1d—Utilize metal roofing or some other comparable material.

9.D.1e—Preserve character of old while incorporating sustainable green building practices.

9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.

9.E. Provide managed connectivity between various neighborhoods



while maintaining the quiet enjoyment of neighborhoods.

9.E.1

All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.

9.E.1a—Provide sidewalks for all new residential subdivisions.

9.E.1b—Keep existing trees along sidewalks to provide enough shade for residents walking.

CHAPTER 10: PARKS, TRAILS, AND OPEN SPACE

10.A. Expand and develop park-like recreational options, especially in underserved neighborhoods.

10.A.1

All neighborhoods in the Oak Hill area should have access to safe, convenient and well-equipped park facilities.

10.A.1a—Provide bathroom facilities and water fountains in Oak Hill parks where needed and appropriate.

10. B. Establish a network of greenspaces and trails connecting neighborhoods.

10.B.1

Create new parks with more active spaces within the planning area to mitigate overcrowding of existing facilities and serve neighborhood residents that are farthest away from existing facilities.

10.B.1a—Identify potential parkland to serve neighborhood residents on the far western area of the planning boundary who are farthest from existing parks and facilities.

10.B.1b—Explore possibility of a small pocket park behind Old Fredericksburg Road and West Creek Drive. By providing benches and proper landscaping, the vacant strip of land fronting Old Fredericksburg Road has the potential to serve residents in its im-



OAK HILL VISION AND GOALS

mediate area.

10.B.1c—Stakeholders feel that more pocket parks are needed west of the “Y,” preferably to the south of U.S. Highway 290 and to the north of State Highway 71 to serve residents of these area.

10.B.1d—Within new and existing parks, stakeholders want to incorporate active recreational spaces such as ball fields or soccer fields.

10.B.1e—Seek opportunities for the creation of a recreation community center for seniors and youth in the planning area. If possible, locate the community center within a new or existing park that has appropriate arterial road access. Stakeholders feel that there should be two recreation centers, one located north of U.S. Highway 290 and another south of the highway.

10.B.2f—Identify an appropriate location for an ice-skating rink for youth and adults of the planning area and nearby neighborhoods.

10.B.2g—Stakeholders want to seek opportunities to collaborate with community organizations and public entities to share recreational facilities.

10.B.2h—When AISD builds new schools in Oak Hill, the City and AISD should seek opportunities to develop joint facilities to be used by both the school and Oak Hill residents.

10.C. Preserve and restore natural beauty of open spaces in order to maintain Oak Hill’s Hill Country character.

10.C.1

Explore creative mechanisms to preserve more open spaces within the Oak Hill planning area.

10.C.1a—Stakeholders want to encourage clustered developments in the planning area to create more public open spaces. Clustered development on a property can not only provide open space for the community but also preserves environmentally sensitive areas and the rural character of the neighborhoods. For more information on the positive impacts of cluster development, please refer to Chapter 9: Neighborhood Design.

10.C.1b—Stakeholders want to seek opportunities to collaborate with community organizations and public entities such as AISD to share recreational facilities. The soccer field at Small Middle School is open for public use after school hours. Residents want to explore opportunities to collaborate with entities when new facilities are being planned in the area. Note: AISD already has a formal agreement with the South Austin Soccer Association about the use of the fields adjacent to Small and Patton. This is an



OAK HILL VISION AND GOALS

example where the District has worked with this private entity to cooperate providing youth activities for the community.

10.C.1c—Request City Council to evaluate an amendment to the SOS Ordinance that would allow up to 8,000 sq. ft. of additional impervious cover for public facilities including parking lots that provide access to City of Austin parkland.

10.D. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

10.D.1

Explore methods to enhance the natural environment in Oak Hill area.

10.D.1a—In order to provide for functional wildlife corridors, find ways to integrate wildlife corridors with water resources.

10.D.1b—On all publicly accessible greenbelts and nature trails, ensure adequate parking is available; explore parking agreements with civic and public uses, such as churches and schools, in addition to other sources.

10.E. Integrate neighborhoods, green spaces, and major destinations to increase connectivity.

10.E.1

Seek appropriate methods to fund creation of hike and bike trails, active outdoor recreational space and open spaces within the Oak Hill planning area.

10.E.1a—In the event resources become available for open space, if possible these resources should be exclusive to the Oak Hill planning area.

10.E.1b—Specific areas in Oak Hill should be targeted for open space. (See map of park recommendation areas.)

10.E.1c—If funding becomes available, establish an allocation plan with different segments of the Oak Hill planning area designated to receive funding.

10.E.1d—Oak Hill stakeholders should continue to seek funding sources (other than Proposition 2 monies) for community-based civic uses.

10.F. Create safe and secure greenbelts and nature trails along Williamson Creek and other area creeks.



OAK HILL VISION AND GOALS

10.F.1

Expand and enhance the existing trail system to connect to major parks, greenbelts, commercial centers, creeks, and destinations within the planning area.

10.F.1a—Create a trail connection from the intersection of William Cannon Drive and Brush County Road to Williamson Creek. Several property owners along Williamson Creek west of the "Y" do not feel comfortable creating a trail through their properties. They have concerns about safety even if the trail were separated by a fence or vegetative buffer. Some residents want to have a greenbelt protecting Williamson Creek and providing recreational opportunities to the residents. Extending the greenbelt around State Highway 71 to the Nature Conservancy would allow wildlife to traverse within the greenbelt area.

10.F.1b—Provide a trail connection from Oak Hill Park to the existing trails in Gaines Creek Park.

10.F.1c—Connect trails to major destinations such as parks, schools, and greenbelts to increase trail useability. Community members feel that highways hinder connectivity within the Oak Hill planning area. Hence, expanding the pedestrian and trail network would help residents get around the neighborhood walking or on a bike.

10.F.1d—Connect neighborhoods east of FM 1826 to the neighborhoods west of FM 1826. Stakeholders feel this would be an important connection because of major destinations such as Seton Hospital and the middle school located along FM 1826.

10.F.1e—Provide trail connections between the Austin Community College (ACC) campus and the local neighborhoods.

10.F.1f—Provide a trail connection from Latta Branch and Legend Oaks Parks to U.S. Highway 290.

10.F.1g—Provide a trail connection from Latta Branch Park to Slaughter Lane.

10.F.1h—Oak Hill residents should be encouraged to join and support the Oak Hill Trails Association to continue their work towards implementing trail projects in the Oak Hill area. They should continue to gather necessary funds, resources, and support to increase connectivity in Oak Hill.

10.F.1i—Provide more police patrols in Windmill Run Park. Currently, residents in the area are involved in patrolling the neighborhoods.

10.F.1j—Seek methods to maintain security of neighborhoods adjacent to trails, greenbelts, and parks.



CHAPTER 11: COMMUNITY LIFE

11.A. Preserve valued historic sites.

11.A.1

Instill a sense of pride among Oak Hill community members by preserving and celebrating the historic value of landmarks.

11.A.1a—Preserve the Oak Hill Pizza Garden, formerly known as the Patton Store.

11.A.1b—Preserve and maintain the Convict Hill Quarry Park on Convict Hill Road.

11.A.1c—Preserve the old Oak Hill Elementary school.

11.A.1d—New development and redevelopment projects should make a sincere attempt to preserve the older oak trees along William Cannon Drive.

11.B. Ensure the safety of persons and property.

11.B.1

Address crime in the Oak Hill area by creating a comprehensive crime management and safety program for the Oak Hill planning area.

11.B.1a—Increase coordination between Oak Hill stakeholders and Travis County.

11.B.1b—Increase coordination between Austin Police Department and the Oak Hill community members to create an informational session about the law enforcement services in the Oak Hill area.

11.B.1c—Stakeholders feel that a police substation is needed in the Oak Hill planning area to address criminal activity.

11.B.2

Coordinate and enhance educational safety programs for the Oak Hill community.

11.B.2a—Conduct bike safety programs for the adult and youth population of the area.

11.B.2b—Encourage forest fire prevention and awareness programs in the area.

11.C. All Oak Hill residents should have readily accessible, quality community and public services.



OAK HILL VISION AND GOALS

11.C.1

Encourage locating community and public services in one area of Oak Hill to ease accessibility by area residents.

11.C.1a—Build a cultural and historical community center that would include a civic center, senior activity center, and a center for performance and visual arts.

11.C.1b—Cluster services in areas that can accommodate the amount of traffic that would be generated by the cultural center.

11.C.2

Expand the library services in the Oak Hill area to accommodate areas that are farthest from existing libraries.

11.C.2a—Community members would like Oak Hill libraries to be in close proximity to recreational facilities such as a pool.

11.C.2b—Encourage Oak Hill residents to volunteer at Oak Hill libraries.

11.C.3

Ensure school capacity is adequately addressed.

11.C.3a—Locate elementary schools closer to single-family neighborhoods so children can walk to schools.

11.C.3b—Locate an additional high school in the planning area.

11.C.3c—Encourage coordination between Austin Independent School District (AISD) and community groups to learn more about long-range plans for AISD.

11.D. Promote camaraderie, community spirit, and communication among neighborhoods.

11.D.1

Encourage coordination with Oak Hill residents and neighborhoods on issues of mutual interest and concern.

11.D.1a—Encourage all qualified, unregistered neighborhood associations to become recognized members of Oak Hill Association of Neighborhoods (OHAN).

11.D.1b—Encourage businesses to join Oak Hill Business and Professional Association



OAK HILL VISION AND GOALS

(OHBPA).

11.D.1c—Oak Hill residents, stakeholders and Neighborhood Planning Contact Team should continue to educate themselves on the new zoning categories Neighborhood Commercial and Neighborhood Mixed Use as well as the overall effect on development and land use of this large neighborhood plan and Future Land Use Map (FLUM) in order to make informed decisions.



NEIGHBORHOOD PLANNING IN THE CITY OF AUSTIN

The City of Austin's Neighborhood Planning Program follows from decades of citizen initiatives to plan the City. These initiatives intended to establish planning policies to guide the form, location, and characteristics of development in order to preserve the quality of life and character of existing neighborhoods.

In 1979, the Austin City Council adopted a comprehensive plan, the Austin Tomorrow Plan, in which goals and objectives were based on public input. A policy objective in the plan states: "Develop and implement specific, detailed plans tailored to the needs of each neighborhood."

In 1995 and 1996, Austin's Citizens' Planning Committee issued reports recommending neighborhood planning to identify community needs and guide future development in specific areas of the city ("From Chaos to Common Ground," Citizens' Planning Committee Report, p. 12). In 1996, City Council created the Neighborhood Planning Program to achieve these goals.

THE OAK HILL COMBINED NEIGHBORHOOD PLANNING AREA

On October 20, 2005, City Council created the East and West Oak Hill neighborhood planning areas and started the planning process for both areas, jointly known as the Oak Hill Combined Neighborhood Planning Area. (Throughout this plan, "planning area" will refer to the combined neighborhood, and "East Oak Hill" and "West Oak Hill" will refer to the individual planning areas, respectively. "Oak Hill" will refer to the area more generally.)

The planning area is located in southwest Austin and is bound by MOPAC (Loop 1) on the east, Thomas Springs Road and Circle Drive on the west, Southwest Parkway and Travis Country neighborhood on the north, and Convict Hill, Davis Lane, and Granada Hills neighborhood on the south. The area covers approximately 11,000 acres, making it the largest planning area in the City.

Two major highways pass through Oak Hill: U.S. Highway 290 bisects the planning area; State Highway 71 splits northwest from Highway 290 at the "Y," in West Oak Hill.

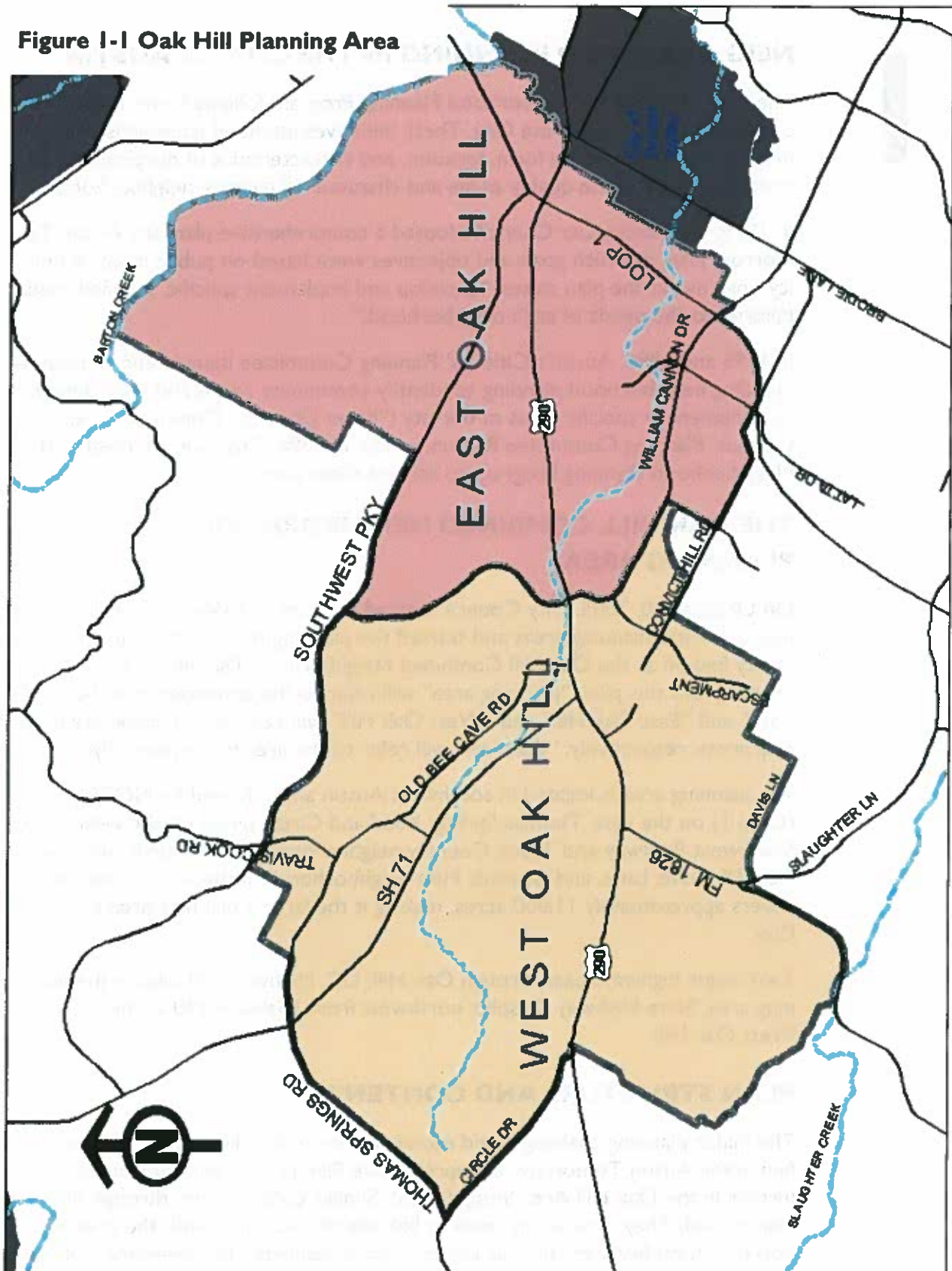
PLAN STRUCTURE AND CONTENT

The major planning challenges and opportunities in this area were first identified in the Austin Tomorrow Comprehensive Plan (1979), and then analyzed further in the Oak Hill Area Study (1985). Similar concerns run through this plan as well. They include the need to balance development with the preservation of natural features (such as aquifers and greenbelts); the prevention of ero-



Chapter 1: PLAN OVERVIEW

Figure I-1 Oak Hill Planning Area





Chapter 1: PLAN OVERVIEW

sion, flooding, and water pollution; and the need to protect the integrity and character of current residential neighborhoods while accommodating for future growth.

Chapter 2 introduces the planning area, including its history, statistical profile, and environmental character. The goals, objectives, and recommendations in this plan were developed through a public planning process that included meetings, workshops, and surveys. This process is described in Chapter 3: Planning Process. Stakeholders invited to help develop this plan include residents, property owners, community business owners, renters, and various organizations and institutions. Given the nature of Oak Hill's environmental features, participants in the process put a great deal of effort into determining appropriate development in the Barton Springs Zone (Chapter 4).

Chapter 5: Public Utilities and Development Patterns provides information on how the provision of public utilities can affect land use patterns. Chapters 6 through 11 address one major planning topic each: Chapter 6: Land Use and Development; Chapter 7: Transportation and Infrastructure; Chapter 8: Housing; Chapter 9: Neighborhood Design; Chapter 10: Parks, Trails, and Open Space; and Chapter 11: Community Life. The beginning of each of these chapters lists the goals, objectives, and recommendations for that topic.

LAND USE PLANNING PRINCIPLES

The City of Austin has 18 land use planning principles. Land use is a complex issue that is critical to the long-term prosperity of the people and neighborhoods in Austin. Below is the list of planning principles that guide neighborhoods in addressing future land use issues:

1. Ensure that the decision will not create an arbitrary development pattern,
2. Ensure an adequate and diverse supply of housing for all income levels,
3. Minimize negative effects between incompatible land uses,
4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas,
5. Discourage intense uses within or adjacent to residential areas,
6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood,
7. Minimize development in floodplains and environmentally sensitive areas,
8. Promote goals that provide additional environmental protection,
9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development),
10. Ensure adequate transition between adjacent land uses and development intensities,
11. Protect and promote historically and culturally significant areas,



Chapter 1: PLAN OVERVIEW

12. Recognize current City Council priorities,
13. Avoid creating undesirable precedents,
14. Promote expansion of the economic base and create job opportunities,
15. Ensure similar treatment of land use decisions on similar properties,
16. Balance individual property rights with community interests and goals,
17. Consider infrastructure when making land use decisions, and
18. Promote development that serves the needs of a diverse population.

OTHER PLANS AND CITY INITIATIVES

This plan considered the planning principles, policies, and objectives in the following plans.

Austin Tomorrow Comprehensive Plan (1979)

City Council adopted the Austin Tomorrow Plan in 1979, and it remains the comprehensive plan for the City of Austin. It includes chapters on urban design, economic development, environmental management, government and utility services, housing and neighborhoods, parks and recreation, and transportation. It also ranked the suitability of different regions in and around Austin for growth and development on a scale of I to V. Areas ranked IV and V were considered the least suitable for development. Oak Hill was primarily classified as IV, balancing its substantial development constraints against existing transportation and utility investments.

All neighborhood plans approved by City Council become amendments to the Austin Tomorrow Plan. The City Charter states in Article X: Planning, Sec. 5, that all elements of the Austin Tomorrow Plan, including neighborhood plans, shall be coordinated and internally consistent with the comprehensive plan.

The Oak Hill Area Study (1985)

The Oak Hill Area Study was conducted in 1985 by the Office of Land Development Services for the purpose of creating a comprehensive zoning map for recently annexed areas of the city. The zoning map was designed to promote good water quality, protect environmental resources, ensure land use compatibility, encourage efficient land uses, secure adequate public facilities, compare alternatives and ensure that future decisions were part of a broader, comprehensive planning process.

The Austinplan (1989)

Created between 1985 and 1988, the Austinplan was an attempt to update the Austin Tomorrow Plan (1979). The purpose of the Austinplan was "to provide a sound, reasonable, and clear basis for making future City planning, programming, and budgeting decisions within the City's jurisdiction" (Austinplan, Sector 11, pg.1). This plan was not approved.



Chapter I: PLAN OVERVIEW

Envision Central Texas (2004)

"A Vision for Central Texas" is a guiding document that was created by the non-profit organization, Envision Central Texas (ECT). The organization is composed of concerned citizens representing the business community, environmental organizations, neighborhoods, and policy-makers who share the common goal of addressing growth with sound planning that has the interests of the region's existing and future citizens in mind. (*A Vision for Central Texas, Envision Central Texas, May 2004, "Our Mission"*). The mission of ECT is to assist in the public development and implementation of a regional vision addressing the growth of Bastrop, Caldwell, Hays, Travis, and Williamson counties, with an emphasis on land use, transportation and the environment" (*A Vision for Central Texas, Envision Central Texas, May 2004, "Our Mission"*).

In general, the City uses this plan as a guiding document, recognizing the regional interconnectedness of the five counties when addressing regional growth.

Regional Water Quality Protection Plan for the Barton Springs segment of the Edwards Aquifer and Its Contributing Zone (June 2005)

"Develop an implement-able Regional Water Quality Management Plan that preserves and protects resources and manages activities within the planning region so that existing and future land use, land management, and development activities maintain or enhance the existing water quality of the groundwater and surface water within both the Barton Springs segment of the Edwards Aquifer and the contributing portion of the watersheds within the Planning Region, for the benefit of people and the environment"

Stakeholder committee goal statement, *Regional Water Quality Protection Plan for the Barton Springs segment of the Edwards Aquifer and Its Contributing Zone*, pg. viii, June 2005.

The City of Austin, as one of the sponsors of this plan, continues to evaluate opportunities for protection of the Edwards Aquifer identified in the plan. More on this subject can be found in Chapter 4.



Chapter 1: PLAN OVERVIEW

This page intentionally left blank



2

Oak Hill, located in southwest Austin, was founded as an independent town, but has slowly been incorporated into the city after seeing substantial residential growth from the 1960s through today. This chapter provides context for the planning area, historically, demographically, and geographically.



Figure 2-1: A dry creek bed, seen from Escarpment Boulevard.

RECENT HISTORY

THE FIRST SETTLERS

The first settlers in Oak Hill were William and Selena Glasscock, their six children, and slaves. They arrived in the Oak Hill area in 1840, the same year Travis County was created. At the time of settlement, only a small number of people lived in the area.

Oak Hill was originally named Live Oak Springs. Following the Civil War, many residents wanted the area to be called Shiloh 'place of peace' in Hebrew. In 1869, it was given the name Oatmanville.

After the Civil War, permanent settlers, many from the Appalachian Mountains, were drawn to the Austin area, in part because of the abundant cedar forests. The forests gave these "cedar choppers" a living, due to the high demand for railroad ties, foundation piers, stove wood, charcoal, and fence posts. Between 1870 and 1890, "Cedar Wars" broke out over intensive competition for these



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

forests.

The area boomed in the 1880s, thanks to demand for limestone from its quarries, needed for construction of the new Capitol building nearby in Austin. By 1884, the town had a general store, four saloons, and 75 residents. Pecans, cotton, wool, and hides were the principal commodities shipped by area farmers. In 1900, the name was changed to Oak Hill, and by 1904, the population of Oak Hill had reached 200. The Oak Hill post office was closed in 1910, and mail for the community was sent to Austin.

SPECIAL PLACES TO REMEMBER AND HONOR

The “Grove,” also known as “Beckett Grove”

In the 1870s, the Beckett family owned ranchland along Williamson Creek, south of the Patton family ranch. The Grove, an idyllic stand of oak and pecan trees on the Beckett ranch, still stands east of the intersection of U.S. Highway 290 and William Cannon Drive. Due to its proximity to Austin, it was used as a traveler’s campsite. Local residents met there for gatherings and celebrations, such as the 4th of July. The Grove is considered one of the significant historic treasures in Oak Hill, and especially the “Oak Hill Pecan Tree,” which locals claim is perhaps the biggest pecan tree in Texas. The tree still serves as a focal point for picnics and gatherings.

One of the Beckett family descendents, Tommy Beckett, voiced the community’s concern about what could happen to the Grove as the Texas Department of Transportation (TxDOT) plans to expand U.S. Highway 290. TxDOT has assured the community that it will preserve the tree or move it to a new location. As of the date of this plan, the future of the Oak Hill Pecan Tree and the Grove remains uncertain.

Convict Hill Quarry Park

Convict Hill Quarry, south of Oak Hill, got its name from the convicts who mined limestone there from 1882 through 1885, including eight who died. The site was chosen to provide limestone for the new State Capitol, after the fire of 1881 destroyed the original.

During construction of the Capitol, however, the quarry’s limestone was found to be unsuitable for the exterior of the building. Instead, it was mainly used for the foundation, basement



Figure 2-2: Oak Trees at William Cannon and Hwy 290



Figure 2-3: A historical marker tells of the founding of Oak Hill.

(Source: <http://www.ohan.org>)



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

walls, cross walls, and backing for the exterior walls. By the end of 1884, nearly 280,000 cubic feet of limestone had been delivered from the Convict Hill quarry.

When the park was established is unclear. It remained closed and unused until 2005, when Dr. Jim Turney created Friends of the Convict Hill Quarry Park. Seeing the official parks sign erected in front of the property, Dr. Turney posted a flyer asking neighbors to help clean up the park. The first work day was scheduled for April 16th, 2005, and 16 neighbors answered the call to help.

HISTORIC SITES

Potential historic landmarks identified by Oak Hill stakeholders during the planning process are listed below. Research should be conducted to ascertain if historic designations are appropriate for these sites:

- Patton General Store, now the Austin Pizza Garden—6266 U.S. Highway 290 West
- Stone house near Oak Hill Liquor
- Beckett Grove (meeting place)
- Oak trees (William Cannon)
- Log cabin located on Patton Ranch Road
- Quarry Park on Convict Hill
- Cedar Valley School (Thomas Springs Road)
- Old Oak Hill Elementary School



Figure 2-4: The Patton Building, now the Austin Pizza Garden.



STATISTICAL PROFILE

LAND AREA

The planning area is approximately 11,000 acres, making it Austin's largest neighborhood planning area to date (by acreage, though not population). Figure 2-5 shows the five largest planning areas in Austin, by size and population. Figure 2-6 shows all of the neighborhood planning areas in Austin.

These two figures (2-5 and 2-6) highlight the unique nature of this planning area. Since the neighborhood planning program began in 1997, the City's focus has been on the older parts of the city, called the urban core, which were developed many years ago. Oak Hill is not part of the urban core. Neighborhood plans primarily address issues related to the development and redevelopment of small infill residential properties and declining, outdated shopping centers. Unlike the urban core, which is approximately 13% undeveloped, the Oak Hill planning area is approximately 34% undeveloped and includes land outside of the city limits, where the City has no zoning authority.

Figure 2-5: Five largest planning areas by acreage and population

<i>Combined Neighborhood Planning Areas</i>	<i>Acreage rank</i>	<i>Total Acres</i>	<i>Population rank</i>	<i>Population (2000)</i>
Oak Hill	1	11,123	3	24,270
Franklin Park, McKinney, Southeast	2	4,118	4	19,577
Pecan Springs, MLK, & MLK-183	3	4,097	5	17,065
Barton Hills, Zilker, South Lamar, & Galindo	4	3,997	2	27,159
Riverside, Pleasant Valley, Parker Lane	5	3,322	1	33,396

POPULATION

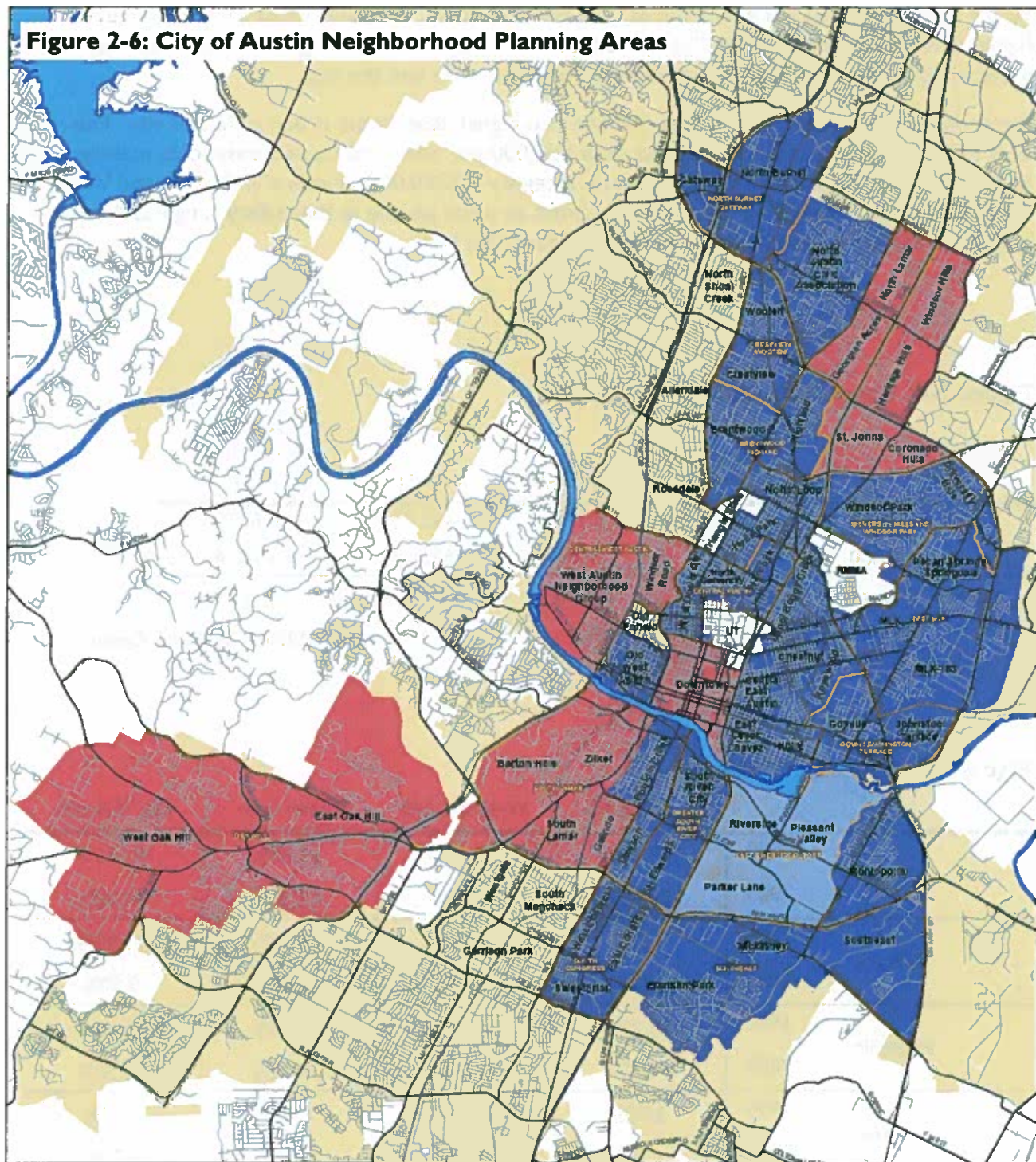
Between 1990 and 2000, the Austin region and both East and West Oak Hill saw tremendous population growth (Figure 2.7). The population of both Oak Hill planning areas grew more than twice as fast as Austin and the Austin region (the Austin-Round Rock Metropolitan Statistical Area (MSA), which includes Bastrop, Caldwell, Hays, Travis, and Williamson Counties). Indeed, West Oak Hill grew nearly three times as fast as the City of Austin. As will be seen below, growth in East Oak Hill slowed after 2000, while West Oak Hill continues to grow.

Figure 2-8 shows how the ethnicities in the planning area changed from 1990 to 2000. During this time, people of all ethnicities continued to move to Oak Hill. Hispanic and Asian residents moved in relatively greater numbers, while black residents moved in fewer numbers. This resulted in a slight decrease in the percentage of black residents in Oak Hill.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-6: City of Austin Neighborhood Planning Areas



City of Austin Neighborhood Planning Areas

For more information, see <http://www.ci.austin.tx.us/zoning>

- Approved With Zoning
- Plan Partially Approved
- Planning Underway or Begins 2007-08
- Future Planning Areas
- Non-neighborhood Planning Area



Produced by City of Austin
Neighborhood Planning & Zoning Department
November, 2007

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding accuracy or completeness. AustinNeighborhoodPlanningAreas_08-07.pdf



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-9 shows levels of education in Oak Hill and Austin. East and West Oak Hill have higher levels of education from “some college” up to “professional degree.” Doctorate degrees in both areas are slightly higher than the urban core and the city.

Family incomes (Figure 2-10) in Oak Hill are also higher than in the urban core and city. The area has fewer households making less than \$50,000 per year, and more households making more than that. Only in the highest income category (“\$200,000 or more”), do East and West Oak Hill diverge. West Oak Hill has three times as many people in that salary range as Austin and the urban core and five times as many as East Oak Hill.

Figure 2-7: Population Change, 1990-2000.

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Austin</i>	<i>Austin/ Round Rock MSA*</i>
1990	6,396	5,176	465,562	846,227
2000	13,087	11,146	656,562	1,249,763
Percent Change	104.60%	115.30%	41.00%	47.70%

* MSA includes Bastrop, Caldwell, Hays, Travis, and Williamson counties.

Source: 1990 & 2000, U.S. Census

Figure 2-8: Ethnicity, 1990-2000

		<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
White	1990	83.90%	83.40%	53.80%	61.70%
	2000	77.90%	77.40%	42.40%	52.90%
Black	1990	3.20%	2.20%	15.10%	11.90%
	2000	2.60%	1.60%	12.40%	9.80%
Hispanic	1990	10.70%	12.40%	27.70%	22.80%
	2000	12.70%	15.70%	39.30%	30.50%
Asian	1990	2.00%	1.70%	2.90%	3.30%
	2000	4.90%	3.60%	4.00%	4.70%
Other	1990	0.20%	0.30%	0.50%	0.30%
	2000	1.90%	1.70%	2.00%	2.00%

Source: 1990 & 2000, U.S. Census



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-9: Educational attainment

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
Adults over 24 years old	8,791	7,350	203,396	399,758
No schooling	0.2%	0.7%	2.6%	2.0%
Nursery - 8th grade	1.1%	0.4%	8.6%	6.3%
9th - 12th, no diploma	2.3%	0.6%	9.8%	8.2%
High school diploma	10.2%	9.7%	16.4%	17.0%
Some college	22.4%	22.5%	19.3%	21.1%
Associate degree	6.6%	7.3%	3.9%	5.0%
Bachelor's degree	35.8%	39.4%	23.9%	25.7%
Master's degree	14.8%	13.2%	9.8%	9.7%
Professional degree	4.2%	3.5%	3.3%	2.8%
Doctorate degree	2.6%	2.6%	2.5%	2.2%

Source: 2000, U.S. Census

Figure 2-10: Family income

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
Family households	3,203	3,093	67,423	141,589
Median family income	\$77,208	\$89,262	\$44,850	\$54,091
Less than \$10,000	1.6%	1.5%	7.5%	5.5%
\$10,000 - \$19,999	3.2%	2.9%	11.2%	8.4%
\$20,000 - \$29,999	4.9%	3.9%	13.6%	10.8%
\$30,000 - \$39,999	5.9%	4.1%	12.5%	10.6%
\$40,000 - \$49,999	7.6%	8.1%	10.5%	10.2%
\$50,000 - \$74,999	24.4%	25.5%	19.3%	21.6%
\$75,000 - \$124,999	38.1%	31.1%	15.5%	20.7%
\$125,000 - \$199,999	11.7%	10.7%	6.0%	7.9%
More than \$200,000	2.5%	12.3%	3.8%	4.1%

Source: 2000, U.S. Census



HOUSING

Figure 2-11 shows the distribution of housing types in the planning area. East Oak Hill has significantly more multifamily units (units in buildings that contain more than 3 residences) than West Oak Hill, which is predominantly single family. Indeed, East Oak Hill has proportionally more multifamily units than Austin as a whole.

Single-family housing in East Oak Hill was primarily built in the 1970s, 1980s, and 1990s, while West Oak Hill started slowly in the 1970s, caught up with East Oak Hill in the 1980s, and outpaced it in the 1990s and 2000s (Figure 2-12).

As shown in Figure 2-13, West Oak Hill has continued to grow since 2000 across all housing types; East Oak Hill has slowed considerably. While the availability of large tracts of vacant land in West Oak Hill continues to allow for single family developments, the housing stock in this part of the planning area is also getting more diverse. Since 2000, more multifamily buildings (duplexes, triplexes, fourplexes, and apartment buildings with five or more units) have been built in West Oak Hill than have single-family structures. However, because fewer people typically live in these units, the smaller number of single family homes still drew more new residents.

Figure 2-11: Housing units by type

	East Oak Hill	West Oak Hill	Urban Core	City of Austin
Total housing units	6,396	4,145	150,469	276,842
Single family	47.30%	91.00%	42.90%	51.30%
Duplex, tri- and four-plex units	3.90%	5.70%	11.20%	10.00%
Multifamily units	48.30%	2.70%	44.70%	36.80%
Other Units	0.50%	0.70%	1.20%	2.00%

Source: 2000, U.S. Census

THE LAY OF THE LAND

Oak Hill is known for its natural beauty and environmental sensitivity, due to its mix of land forms, water features, and habitat, and its connection—via the Edwards Aquifer—to the Colorado River and Austin's water supply. Water resources, critical environmental features, environmentally sensitive areas, and natural development constraints create layers of complexity that shape land development here.

WATER RESOURCES

Water resources in the planning area include Williamson, Barton, and Slaughter creeks and the Edwards and Trinity Aquifers. The Edwards Aquifer is the most significant water feature in the area. The aquifer does not directly supply drinking water to the City of Austin; however, water from the aquifer makes its way to the Colorado River via Barton Creek upstream of the Green Water Treatment Plant. The Edwards Aquifer also supplies flow to Barton Springs, a



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-12: Age of single-family homes in East & West Oak Hill

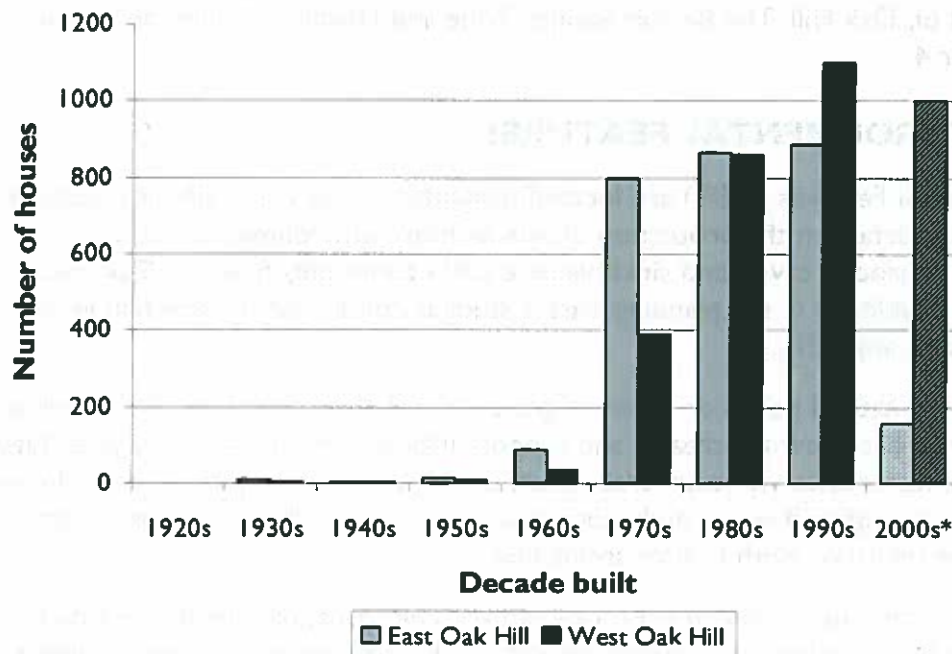


Figure 2-13: New units by permit type and population change, January 1, 2000, through March 1, 2007

Permit type	Units			Population change	
	East Oak Hill	West Oak Hill	Persons per unit	East Oak Hill	West Oak Hill
Demolition					
One family buildings	2	3	-3.5	-7	-11
Two family buildings	2	0	-2.8	-6	0
Three and four family buildings	0	0	-2.2	0	0
Five or more family buildings	0	0	-1.8	0	0
New Construction					
One family houses, detached	198	1091	3.5	693	3,819
One family houses, attached	0	0	0	0	0
Two family buildings	66	94	2.8	185	263
Three and four family buildings	0	147	2.2	0	323
Five or more family buildings	0	881	1.8	0	1,586
Totals	269	2,423		865	5,980



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

major Austin amenity and habitat for endangered species. The aquifer and Barton Springs are recharged by runoff carried into creeks which cross the aquifer's recharge zone and by infiltration in, and upland of, Oak Hill. The Barton Springs Zone and Edwards Aquifer are discussed in detail in Chapter 4.

CRITICAL ENVIRONMENTAL FEATURES

Critical Environmental Features (CEFs) are located throughout Oak Hill. CEFs are features that are critically important to the protection of one or more environmental resources. Springs and seeps, rimrocks, caves, and sinkholes are CEFs commonly found in Oak Hill. When property is developed in the planning area, a study is conducted to ascertain whether the property contains any CEFs.

Springs and seeps are natural points or zones of groundwater discharge. They are important because they provide base flow to streams and support habitats for animals and plants. Development near these features can have adverse effects on the quality and quantity of spring water. Sediment clogs springs and seeps, and impervious cover (like buildings and pavement) reduces groundwater recharge. Both reduce spring flow.

Rimrock is a horizontal outcrop and vertical face of hard limestone, parallel to the side of a canyon or surrounding a canyon head. Rimrocks form a sharp boundary between sensitive canyon habitats, including spring areas, and less sensitive upland areas. They are sometimes associated with shelter caves, which have a high potential for archaeological significance or wildlife habitats. Increasing or decreasing stormwater runoff can erode these features.

Caves, sinkholes, and karst features (formed where limestone dissolves) provide ways for water to reach the Edwards Aquifer and habitat for a number of plants and animals, including rare species adapted to these cavernous environments.

ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas (ESAs) have a high priority for species preservation and special consideration. Typically, they are important biological habitats. They differ from CEFs in that they are broad areas rather than specific features. ESAs in Oak Hill include habitats for rare birds, such as the Golden-cheeked Warbler and the Black-capped Vireo, and high quality riparian and upland woodlands. Riparian woodlands are found along streams. Priority upland woodlands are relatively undisturbed by urbanization or agricultural activities and are important for wildlife habitat.

NATURAL DEVELOPMENT CONSTRAINTS

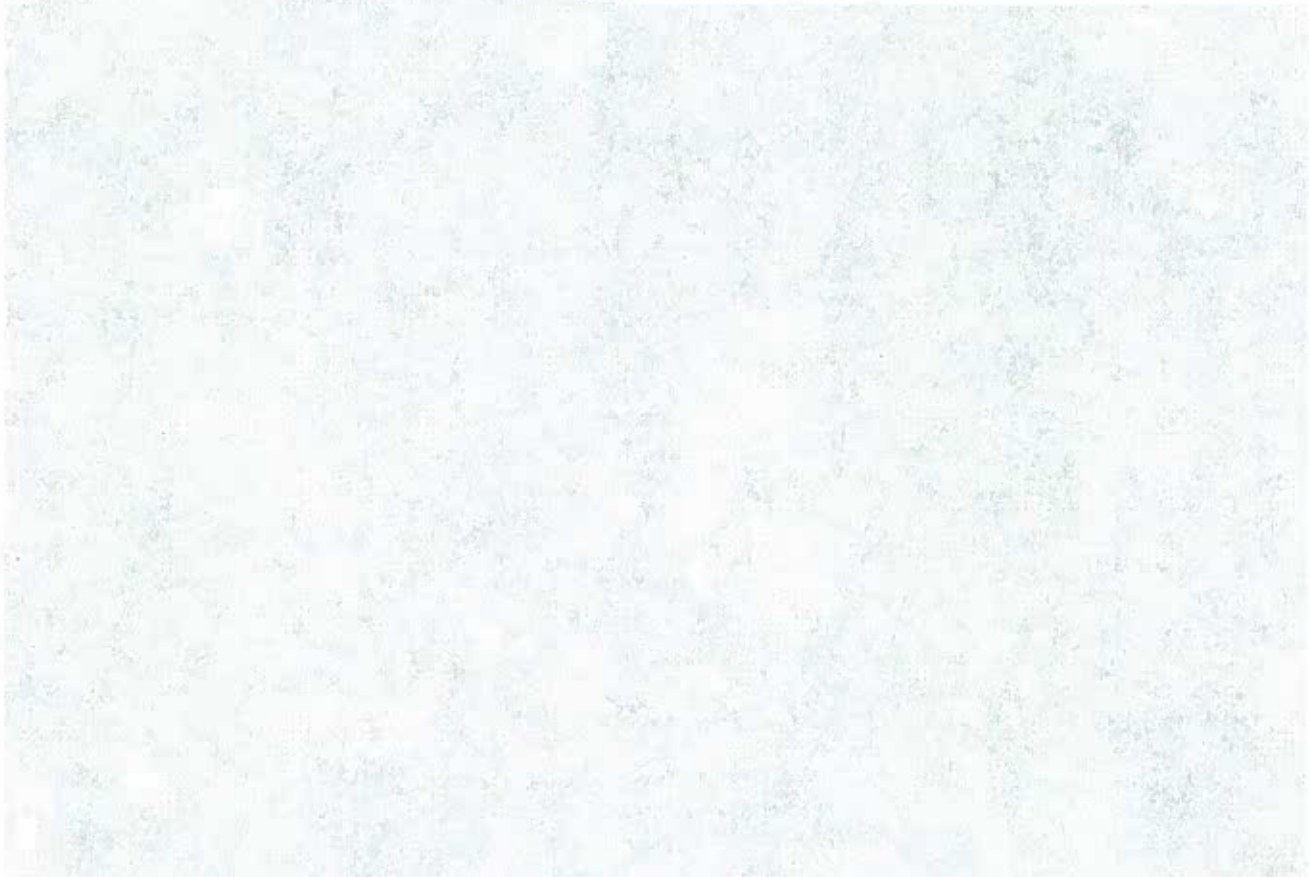
Other natural features also constrain development in Oak Hill. Through flooding, erosion, and altered hydrology, development in waterways and floodplains endangers the public safety and private property and can damage water resources and ecosystems. Doing so also increases the costs of stormwater management, as the capacity of natural floodways is reduced, while the volume of water that must be managed increases.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Building on steep slopes can destabilize the slopes, cause erosion, increase service costs, and interrupt the natural beauty of the terrain. Doing so usually requires cut and fill of earth, which is particularly susceptible to erosion and destabilization.

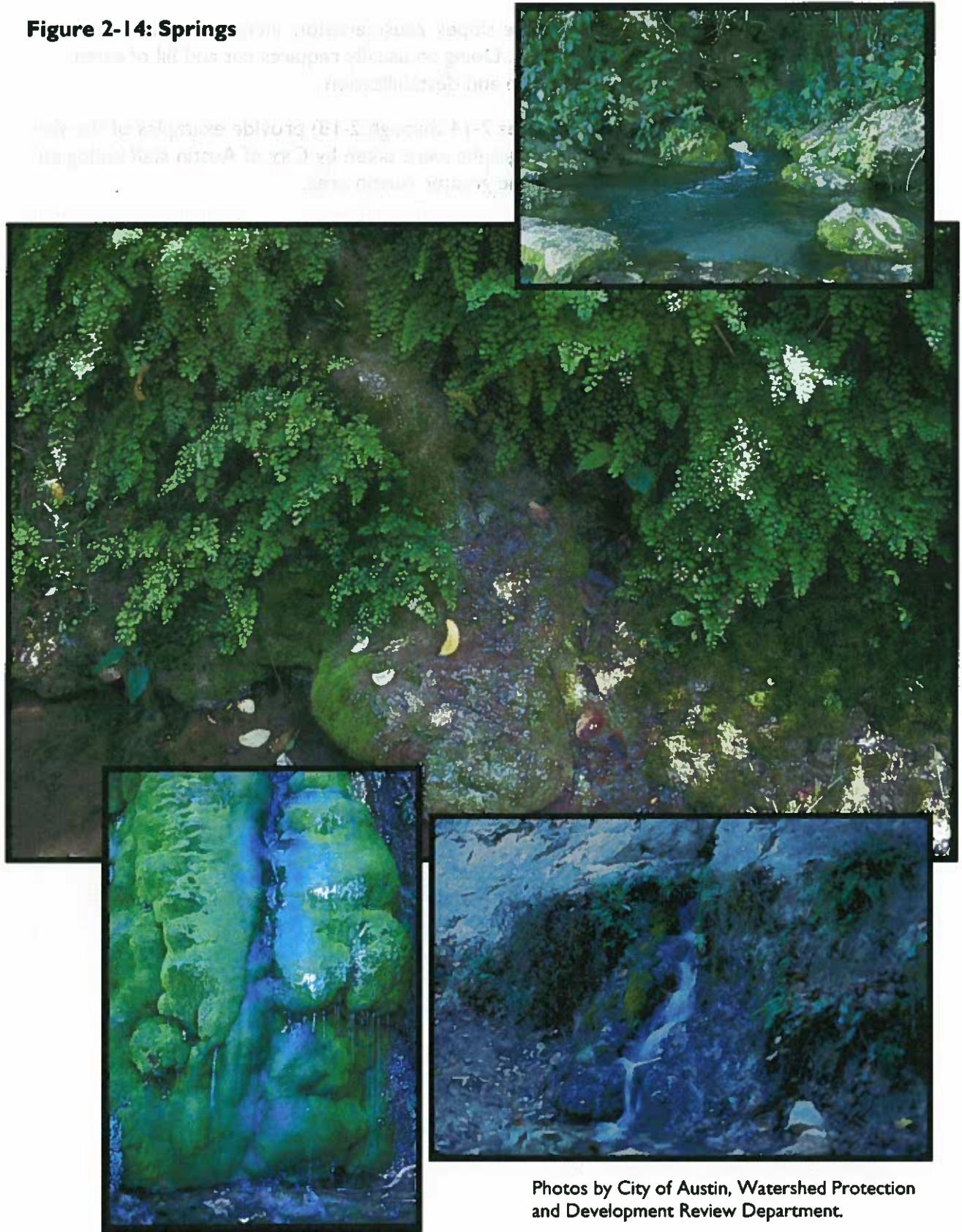
The photographs in the next pages (Figures 2-14 through 2-18) provide examples of the various environmental features. These photographs were taken by City of Austin staff biologists and geologists from various locations in the greater Austin area.





Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-14: Springs

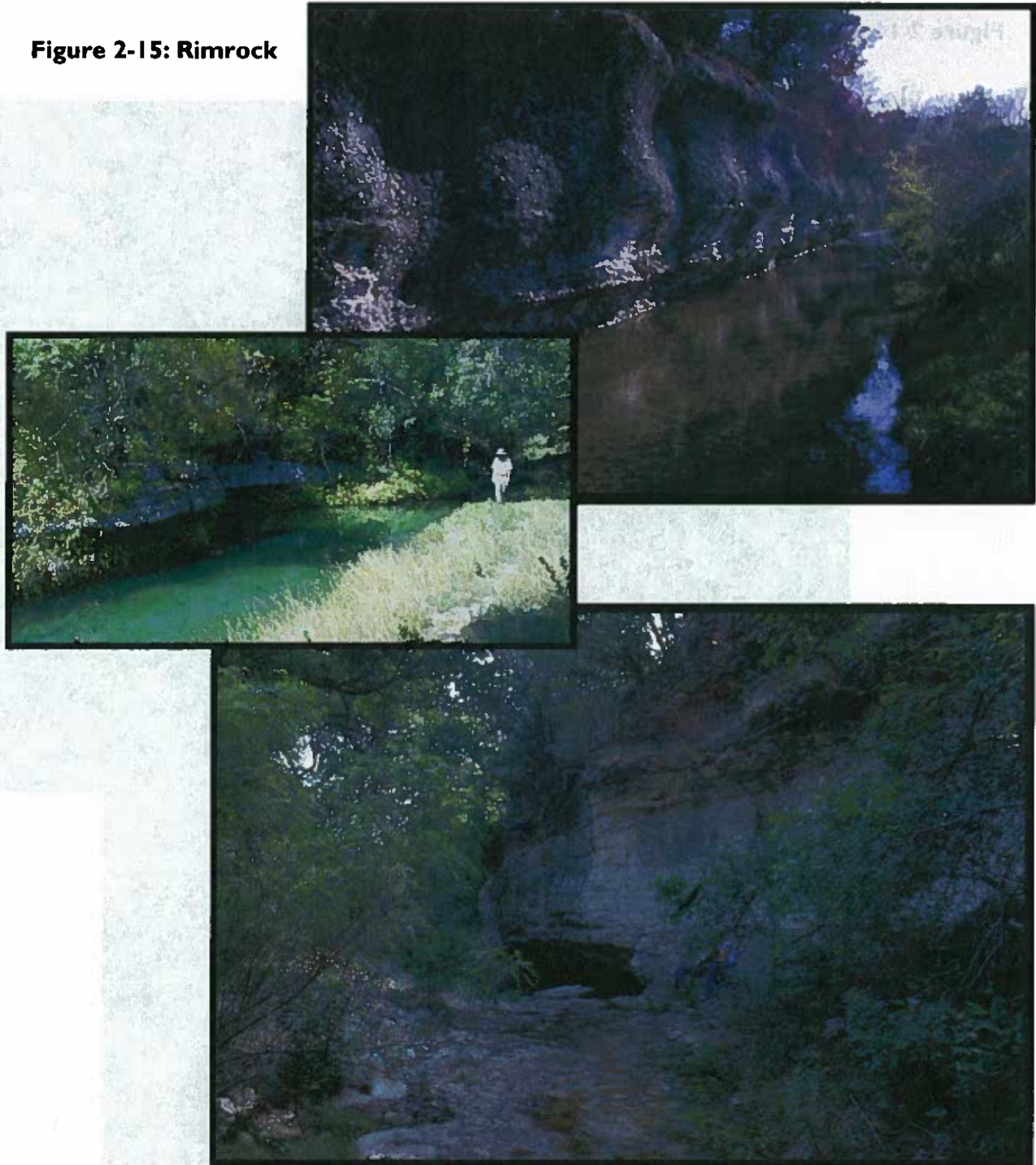


Photos by City of Austin, Watershed Protection
and Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-15: Rimrock



Photos by City of Austin, Watershed Protection
and Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-16: Caves



Photos by City of Austin, Watershed Protection
and Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-17: Sinkholes and recharge features

a. Instream sinkhole



b. Karst fractures



Without a
surface opening

c. Upland sinkholes

With a surface
opening



Photos by City of Austin,
Watershed Protection and
Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-18: Wetlands

a. Perched



b. Prairie



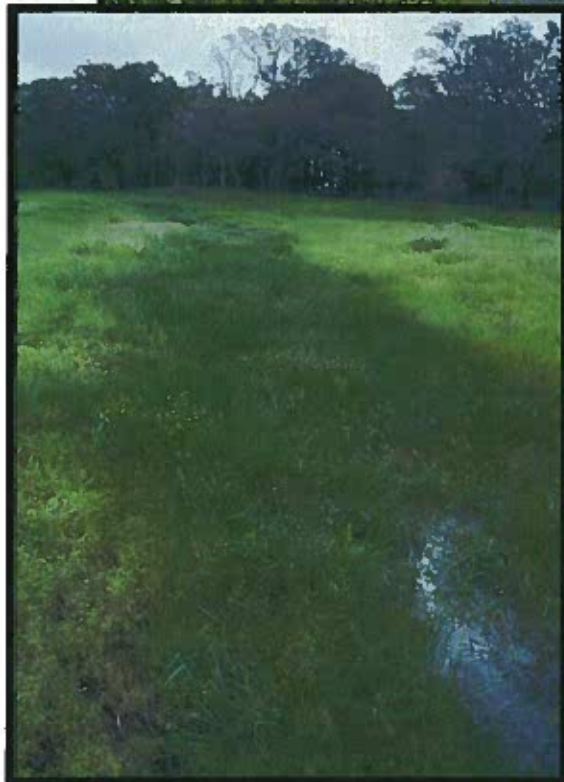
c. Stream Fringes



d. Ponded



f. Marsh



e. Wooded



Photos by City of Austin, Watershed Protection and Development Review Department.



AREA ANNEXATIONS

Figure 2-19 shows the annexation history of the planning area. Much of the planning area was annexed into the city before 1989. Figure 2-20 shows the different jurisdictional boundaries that control City regulations in Oak Hill.

In a full purpose annexation, cities extend municipal services, voting privileges, and full regulatory and taxing authority to new territory. Austin regulates development in its full purpose jurisdiction with zoning, subdivision requirements, site plan requirements, and building codes.

A limited purpose annexation extends the City's ordinances and regulations, including building and zoning codes. It assesses no taxes and does not provide services, such as public safety, road maintenance, and parks. These services are provided by the county. Residents in this type of area may vote in City Council and Charter elections but may not vote on proposals to issue bonds. Areas annexed for limited purposes after 1987 must convert to full purpose after three years unless the property owner waives this requirement.

Some parts of the planning area are not located within the city limits, but are within Austin's extra territorial jurisdiction (ETJ). The ETJ is the unincorporated land within five miles of Austin's boundary that is not within the city limits or the ETJ of another city. Austin alone is authorized to annex land from the ETJ. This enables the City to regulate adjacent land whose development can affect the quality of life within the city. ETJ regulations help to ensure that newly annexed subdivisions meet minimum standards for road access, lot size, and other factors. In the ETJ, the City regulates land subdivision or platting and has limited authority over the creation and expansion of special districts, such as municipal utility districts. No City taxes are collected in the area, and no services are provided other than land development review. Services such as public safety, road maintenance, and parks are provided by the county. Residents in Austin's ETJ may vote on City referenda that impact them.

The City does not have zoning authority in the ETJ. This plan includes future land uses to guide interim zoning, should this area be annexed. The property owner could then apply for permanent zoning. If the property owner requests a zoning change that is not compatible with the future land use map, a plan amendment would be required.

Prior to 1989, the City was not required to provide water and sewer service to newly annexed areas. For properties annexed prior to 1989, the City created service plans to identify which services would be implemented within 60 days of annexation and which, if any, capital improvement projects should occur within 2 1/2 years. Starting in 1989, cities were required to provide water and sewer service to newly annexed areas. As a result, as new areas are annexed into the City, a service plan is prepared for the area and approved by City Council. Each service plan describes the services to be provided by the City and creates a timeline of when those services will be implemented.

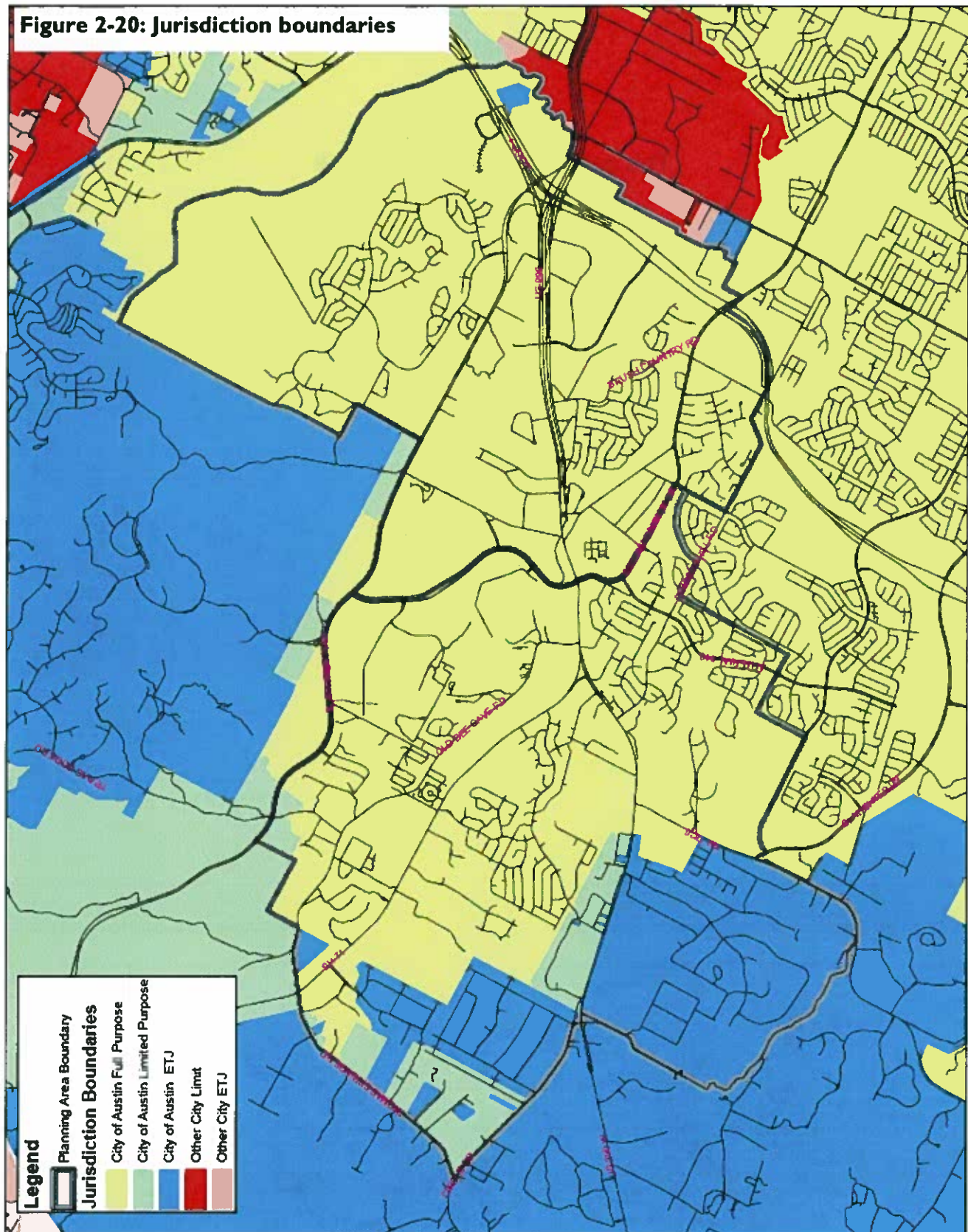
Figure 2-19: Annexation history

The map displays the Oak Hill Neighborhood Planning Area, with various zones color-coded to represent different annexation histories. Major roads shown include Loop 1, US 290, SH 71, and SR 1826. The legend provides the following details:

Annexation Year and Type	Annexation Year and Type
1975 - Full Purpose	1985 - Limited Purpose
1977 - Full Purpose	1987 - Limited Purpose
1980 - Full Purpose	1988 - Full Purpose
1981 - Full Purpose	1992 - Full Purpose
1983 - Full Purpose	1993 - Full Purpose
1984 - Limited Purpose	1997 - Full Purpose
1995 - Full Purpose	2000 - Full Purpose
1995 - Limited Purpose	2004 - Full Purpose
1996 - Limited Purpose	1995 - Limited Purpose, Discontinued 1989
1997 - Limited Purpose	1995 Full Purpose, Discontinued 1989
1998 - Full Purpose	1995 Full Purpose, Discontinued 1989
1999 - Full Purpose	2001 Full Purpose



Figure 2-20: Jurisdiction boundaries





Chapter 2: THE NEIGHBORHOOD IN CONTEXT

This page intentionally left blank